

CBRE Limited
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www.cbre.co.uk

The Directors
Workspace Group plc
Canterbury Court
Kennington Park,
1-3 Brixton Road
London
SW9 6DE
the “Company”)

1 March 2022

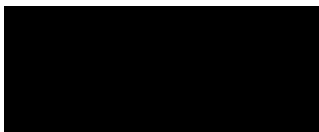
and

J.P. Morgan Securities plc
25 Bank Street
Canary Wharf
London
E14 5JP
(in its capacity as Financial Adviser to the Company)

Dear Sirs

We hereby give our consent to (i) the inclusion of our valuation report dated 1 March 2022 in the announcement under Rule 2.7 of the City Code on Takeovers and Mergers relating to the proposed acquisition of McKay Securities plc by the Company to be issued on 2 March 2022 and the references thereto and to our name, in the form and context in which they are included and (ii) publication of our valuation report dated 1 March 2022 on the website of the Company as required by the City Code on Takeovers and Mergers.

Yours faithfully



Nick Knight
Executive Director
For and on behalf of CBRE Limited